

## Questions From William Chao received Feb 7, 2016:

- 1) No plans from the recent work on the north workshops was included in the released documents. Please provide access to these plans and more information on what improvements were made.

In 2014 Seattle Parks and Recreation re-roofed the Northern wing containing the offices of the Seattle Conservation Corps, and did some minor seismic improvements. Drawings reflecting this work, titled "Architectural Set Sheets 1-6", "Architectural Set Sheets 7-13" and "Structural Set" have been uploaded to the webpage as per your request.

- 2) The north workshops (first and mezzanine floors) weren't included in the first scheduled tour. Please provide a tour of these areas.

Seattle Parks and Recreation will add these locations to the previously scheduled tour which will take place on Friday February 26, 2016 at 1:00 p.m.

- 3) Most of the mezzanine level of the west workshops was not included in the first scheduled tour. Please provide a tour of more of this area.

Seattle Parks and Recreation will add these locations to the previously scheduled tour which will take place on Friday February 26, 2016 at 1:00 p.m.

- 4) None of the outlying buildings such as the Dope Building and Building 12 were included in the first scheduled tour. Please provide a tour of these buildings.

Seattle Parks and Recreation will add these locations to the previously scheduled tour which will take place on Friday February 26, 2016 at 1:00 p.m.

## **RFP Site Tour**

**January 26, 2016 10-11:30 AM**

### **Attendee Questions:**

- 1) Did the Federal Government provide any indemnification for hazardous materials at Building 2?

No. Prior to transferring Building 2 and other properties to the City of Seattle and the University of Washington, an Environmental Baseline Survey was conducted. This identified hazardous materials based on known and assumed activities during Navy ownership. Asbestos surveys were conducted in all buildings and structures. Limited to more complete remediation was completed in various buildings. A lead inspection was completed in 15 buildings assumed to have more immediate occupancy and was limited to interior and exterior lead paint and dust. In May 1996 the Washington State Department of Ecology (DOE) issued what is titled a “no further action” letter. Depending upon the building and/or location “no further action” was determined, or “no further action” with conditions. For Building 2 “no further action with deed restrictions” was noted due to heavy metals in soils under the building. Another “no further action” was noted for PCBs identified in two roof samples. Removal or repair of the roof will require special expertise. When properties including Building 2 were deeded to the City by the National Park Service, two specific deed covenants were included: “Hazardous Materials Covenants” and “Lead Based Paint and Asbestos Covenants”. More details on these covenants can be found in the Quit Claim Deed. Documents also show that the Navy assumed no radiological materials were used on the base, and so the Navy failed to disclose the presence of radiological materials (radium). In 2009, when a “Radium Room” was discovered in Building 27, and then an Instrument Shop was identified in Building 2, the Navy was therefore subsequently responsible for cleaning up these materials. See the Building 2 RFP website for the Environmental Baseline Survey, several Hazardous Materials Reports, and the Quit Claim Deed.  
<http://www.seattle.gov/parks/partnerships/building2rfp.htm>

- 2) How wide do the hangar doors open?

Four door pockets are located at each corner of the south hangar. With all doors fully retracted the approximate clear width is 158 FT. Two door pockets are located at the east end of the north hangar with an approximate clear width of 98 FT. All three sets of doors roll on railroad rails and are moved with a crank, sprocket and chain system. It is not known if or when maintenance was done on the sprockets and chains. One person can open a hangar door section depending upon any soil or other materials lying in the rail track.

3) Did Seattle Parks and Recreation (SPR) complete a utility upgrade for Building 2?

Sewer, water and power upgrades were completed in 2000 throughout the historic district, primarily within public streets. Buildings were reconnected to the new systems. In 2014, an electrical service upgrade was completed to connect SPR buildings to Seattle City Light (SCL) service. In general SPR interior utility upgrades have only occurred when a building or portion of a building is fully renovated. For Building 2, the north wing area occupied by the Seattle Conservation Corps, was connected to a new transformer. Areas of Building 2 which currently have power are being fed from Navy era systems. Most of the center section and south hangar do not have power. No transformers were installed for these section during the 2014 upgrade due to the unknown future uses.

4) Is skating called out as a recreational use?

Roller skating or ice skating open to the public would very likely be considered an acceptable recreational use.

5) Who decides the appropriate uses for Building 2?

SPR controls Building 2 and will accept or decline proposed uses. All reuse of facilities at Magnuson Park are also subject to approval by the National Park Service due to how properties were conveyed to the City through the Federal Lands to Parks program. As a result all SPR properties must be used for “public park and recreation uses in perpetuity” as contained within the deed. As mentioned in the RFP the possibility exists that a proposer might seek a change to a “Historic Landmark” public benefit conveyance. While this would eliminate the “Parks purpose” limitations of the current deed, it would also more stringent historic preservation requirements.